

Department of Housing and Community Development
801 North Capitol Street, NE
Washington, D.C. 20002



DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT

HOMESTEAD

Housing Preservation Program

BEFORE

AFTER

Department of Housing and Community Development
801 North Capitol Street, NE
Washington, D.C. 20002
Telephone: (202) 442-7200
Fax: (202) 442-8391
Web site: www.dhcd.dcgov.org

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Government of the District of Columbia
Anthony A. Williams, Mayor

Department of Housing and Community Development
801 North Capitol Street, NE
Washington, D.C. 20002
Telephone: (202) 442-7200
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Web site: www.dhcd.dcgov.org

Applications and Proposals

The availability of both single family and multi-family properties are advertised in the District of Columbia’s community and major daily newspapers. Once the properties are advertised, proposals for multi-family properties and applications for single family properties should be sent to the Department of Housing and Community Development, P.O. Box 2028, Washington, D.C. 20002. Applications for single and multi-family properties can be obtained at the following community-based organizations:

Housing Counseling Service, Inc.
2430 Ontario Road, NW
Washington, D.C. 20009
(202) 667-7006

Marshall Heights Community
Development Organization
3939 Benning Road, NE
Washington, D.C. 20019
(202) 396-1200

University Legal Services
Suite 202
300 I Street, NE
Washington, D.C. 20002
(202) 547-4747

University Legal Services
2nd Floor
3101 Martin Luther King Avenue, SE
Washington, D.C. 20032
(202) 645-7088

Program Description

The Homestead Housing Preservation Program was established to provide much-needed homeownership opportunities to low and moderate-income residents. The program gives first-time homebuyers, who otherwise might be unable to purchase a house, a chance to become homeowners in the District of Columbia. The Homestead Housing Preservation Program also enables organized groups of low and moderate-income residents to acquire multi-family properties and convert the buildings to cooperatives and condominiums.

Twice each year, the Homestead Program Administration selects tax delinquent properties and sells the buildings for as little as \$250 a unit. A \$10,000 deferred loan, payable when the property is sold, is made available to low and moderate-income residents who purchase houses through the program. Homebuyers must secure financing for the balance of the rehabilitation expenses and agree to:

- Make repairs on the property to bring it within D.C. Housing and Building Code requirements;
- Complete a Homestead Housing Preservation Program Homeownership Training Course;
- Live in the property for at least 5 years; and
- Pay all future taxes and assessments.

Multi-Family Properties

Proposal Requirements

To be eligible for a multi-family property in the Homestead Housing Preservation Program, an applicant must submit a proposal that addresses the following elements:

- Realistic rehabilitation costs;
- Evidence of an ability to obtain rehabilitation and permanent financing;
- Evidence of the capability to successfully complete the rehabilitation, occupancy, and management of the property;
- A plan to ensure the affordability of at least 15% of units by low-income households, and at least 50% of units by low and moderate-income households; and
- A plan that provides all residents homeownership opportunities and full participation in decision-making processes.



Selection Process

Eligible proposals for multi-family properties shall be prioritized for selection as follows:

- Tenant associations occupying the prospective the properties;
- Cooperative housing associations whose active members are sufficient to occupy at least 50% of the units in the subject property and whose membership is comprised of District residents at the time of proposal submission;
- Nonprofit developers; and
- For-profit developers.



Single Family Properties

Eligibility

To be eligible for a single family property from the Homestead Housing Preservation Program, an applicant must:

- Be at least 18 years old;
- Be a first-time homebuyer;
- Be able to afford the monthly housing expenses (mortgage payments, taxes, insurance, utilities, etc.); and
- Have an acceptable credit record.

Selection Process

The Homestead Housing Preservation Program is committed to ensuring that all eligible applicants receive a fair chance to purchase available houses. Applicants are selected for properties as follows:

- In instances of occupied properties, the tenant(s) shall have the Right of First Refusal to purchase the prospective property;
- Applications are sorted by income and applicants' indicated preference for specific available properties; and
- Applicants for each property are selected at random from a lottery pool as the homebuyer and first, second, and third runners-up.